



**CITY OF ROCKLIN**  
**MINUTES OF SPECIAL MEETINGS**  
**OF THE**  
**ROCKLIN CITY COUNCIL**  
**AND**  
**ROCKLIN REDEVELOPMENT AGENCY**

**SEPTEMBER 4, 1996**

**TIME: 7:30 P.M.**

**PLACE: Council Chambers**  
**3970 Rocklin Road**

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90496

1. The Regular Meeting of the Rocklin City Council convened at 7:38 p.m. Mayor George Magnuson presiding.

The Regular Meeting of the Rocklin Redevelopment Agency convened at 7:38 p.m. Chairman Magnuson presiding.

2. Mayor Magnuson led the Pledge of Allegiance.

3. Roll Call:

Councilmembers: Kathy Lund, Clarke Dominguez, Marie Huson, Ken Yorde, Mayor George Magnuson

Agency Members: Mrs. Lund, Mr. Dominguez, Mrs. Huson, Mr. Yorde, Chairman Magnuson

City Personnel: Sabina D. Gilbert, City Attorney  
Sherri Abbas, Principal Planner  
Gayle Burr, Administrative Secretary

Commissioners: None

**AGENDA REVIEW:**

4. Since there was only one item, there was no need for review of the Agenda.

PUBLIC HEARING:

5. Continued from 7/30/96 - Civic Center Master Plan

- A. Resolution of the City Council of the City of Rocklin Certifying the Final Environmental Impact Report (EIR-92-05), Making Findings of Overriding Considerations, Adopting a Mitigation Monitoring Program, and Directing the Environmental Coordinator to File a Notice of Determination (Rocklin Civic Center Plan; General Plan Amendment 95-03; Change of Zone Z-95-02; General Development Plan PDG-95-03)

Passed and Adopted on 7-30-96 by all aye votes: Lund, Dominguez, Huson, Yorde, Magnuson

- B. Resolution of the City Council of the City of Rocklin Approving an Amendment to the General Plan of the City of Rocklin and Adopting the Area Plan for Rocklin Civic Center (From various residential and non-residential land uses) (Rocklin Civic Center Plan/GPA-95-03)
- C. First Reading & Publication: Ordinance of the City Council of the City of Rocklin Approving of a Rezoning from Various Residential and Non-Residential Zones to Planned Development (PD) and Adopting a General Development Plan to Provide for Various Residential and Non-Residential Uses (Rocklin Civic Center Plan/Z-95-02/PDG-95-03)

Sherri Abbas, Principal Planner, presented her Staff Report.

Councilman Yorde asked for clarification regarding the following issues:

- 1) Plan Line Adjustment; and
- 2) Sewer and Storm Drain issues; and
- 3) Change of setback from 7.5 to 5 feet.

Councilman Dominguez had a question regarding setbacks.

Mayor Magnuson asked for clarification regarding the lot line adjustment and Sherri Abbas responded.

Carlos Urrutia, City Manager presented his report regarding the following:

- Key Assumptions and Principles;
- Financing Sources;
- Cost Assignments;
- Distribution of Circulation Costs;

- Drainage;
- Development Cost Calculation for Known Developers;
- Civic Center Master Plan - Cost Distribution Schedule
- Civic Center Master Plan - Cost Distribution to Known Developers  
(Drainage Alternative 2)

Civic Center Master Plan - Cost Distribution to Known Developers  
(Drainage Alternative 3)

At 8:40 p.m., the City Council recessed and reconvened at 8:56 p.m.

Mayor Magnuson listed the following items for discussion:

- 1) Size and zoning on the lots, whether to keep them at 80-feet of make an amendment;
- 2) Side setbacks, whether to change them from 7.5 to 5 feet;
- 3) Review the three alternatives set forth by Staff; and
- 4) Financing Plan.

The hearing was opened to the public.

Rick Oaks, 5585 Lost Avenue, stated that between the three alternatives, Alternative #2 works best for him. Alternative 3 would work for everyone. The 5-yard setback should be a must and would achieve what was wanted for the development.

Alice Westernin, 5575 Lost Avenue, asked the Council to avoid choosing Alternative #1; that Alternative #2 has some possibility but basically supports as she sees that it meets the needs of the developed homes and properties.

Joe Mooney, 5565 Lost Avenue, agreed that Alternative #3 is best suited for the adjacent residents. He stated that he wished there was some way that the City of Rocklin could prevent this situation from happening again. That it seems unfair to put the burden on the property owners.

Don Burkes, 3951 Winding Lane, stated that he thought Alternative #3 seems to be the easy and simple way to protect the property owners.

Vincent Sponholz, 5415 Lost Avenue, asked if there was a Grandfather Clause which could be written in? He stated that he agreed with the five-foot setback and would support going with Alternative #3.

Margo Kurz, 8346 Corkorrey Court, Antelope, addressed the following questions to the Council:

1) Does the financing plan meet the requirements of the State for a specific plan?

2) Does the RCCP conform with the City's General Plan because there is no provision for affordable housing?

Gordon Havens, 4035 Kannasto, expressed his concern regarding the drainage issues.

John Edmundson, 6718 Shalimar Way, Citrus Heights, stated he supported Alternative #2 with the 5-foot setbacks.

Bill Mitchell, Land Development Services, 4240 Rocklin Road, stated he thought there are additional lots that have not been identified that will be affected. He also expressed his concerns with regard to the zoning of the properties.

Jan Killingsworth, 8190 Pierce Way, Loomis, stated her concerns regarding the following:

- 1) Financing Plan - She does not have the funds personally.
- 2) Division of Costs - The total units of the area should have been considered, existing and future.
- 3) Affordability - She feels she will be unable to develop her parcel because of the present zoning and costs.

Diane Bell, 4045 Winding Way, agreed with the other homeowners that Alternative #3 would be the best alternative.

Sylvia Havens, 4035 Kannasto Street, made her remarks regarding the Killingsworth property as well as stating she supports Alternative #3.

Roy Ruhkala, 3995 Winding Lane, stated he supports Alternative # and feels the subdivision ordinance should be amended and the existing property owners should be grandfathered in.

Royce Ann Burkes, 3951 Winding Lane, inquired as to whether an owner of a parcel can request a lot line adjustment after it is zoned PD.

Sabina Gilbert, City Attorney clarified that the zoning has nothing to do with requesting a lot line adjustment.

The hearing was closed.

Councilman Yorde stated that he supports Alternative #3 as reflected by the speakers' wishes before the Council.

Councilwoman Huson stated she supports Alternative #3.

Councilman Dominguez stated he has no problem with Alternative #3.

Councilwoman Lund stated she has no problem with Alternative #3 but likes Alternative #2 also so would like to change the minimum lot width on the 10,000 square foot lots to 70 and 75 feet instead 80 and 85.

Mayor Magnuson concurred with Councilwoman Lund.

There was a general discussion between the Councilmembers regarding the three alternatives and the following resulted.

Councilmembers Yorde and Huson supported Alternative #3.

Councilmembers Lund, Dominguez and Magnuson stated they supported Alternative #2.

Carlos Urrutia, City Manager, responding to Mrs. Kurz's questions stated that the Council is not considering a specific plan use permit but rather a general plan amendment and the financing plan will be an indication of how the improvements in the area could be financed but the City Council, at this point, is not adopting the financing plan as the document before the public tonight.

Also, he stated that every resident in the City has a right to apply for a density bonus, which stipulates that the provisions in the General Plan or Zoning Ordinance, whichever are more restrictive, are waived.

- B. Resolution of the City Council of the City of Rocklin Approving Alternative #2 as an Amendment to the General Plan of the City of Rocklin and Adopting the Area Plan for Rocklin Civic Center (From various residential and non-residential land uses) (Rocklin Civic Center Plan/GPA-95-03).

Motion to approve by Councilwoman Lund, seconded by Councilman Dominguez.  
Passed by the following roll call vote:

Ayes:	Lund, Dominguez, Magnuson
Noes:	Yorde, Huson
Absent:	None
Abstain:	None

- C. First Reading & Publication: Ordinance of the City Council of the City of Rocklin Approving of a Rezoning from Various Residential and Non-Residential Zones to Planned Development (PD) and Adopting a General Development Plan to Provide for Various Residential and Non-Residential Uses (Rocklin Civic Center Plan/Z-95-02/PDG-95-03)

Motion to Read by Title Only by Councilwoman Lund, seconded by Councilman Dominguez. Passed by the following roll call vote:

Ayes: Lund, Dominguez, Huson, Yorde, Magnuson  
Noes: None  
Absent: None  
Abstain: None

ADJOURNMENT:

6. The Redevelopment Agency was adjourned at 10:35 p.m. by Chairman Magnuson.
7. City Council Meeting adjourned at 10:35 p.m.
8. The City Council was adjourned at 10:35 p.m. by Mayor Magnuson.

Prepared by Gayle Burr

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City Clerk

APPROVED:

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George A. Magnuson, Mayor